

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>04-036</u>	<u>KERR MEMORIAL UNITED METHODIST CHURCH</u>
<u>04-060</u>	<u>TOMASINA & MAXIMO RIVAS</u>
<u>04-139</u>	<u>THOMAS & DELORES WARD</u>

APPLICANT: KERR MEMORIAL UNITED METHODIST CHURCH

- (1) MODIFICATION of Condition #2 of Resolution 4ZAB-460-88 and last modified by 4ZAB-313-89, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kerr Memorial United Methodist – 10066 West Indigo Street, Perrine, Florida,' as prepared by Vern Thompson, dated as follows: Site plan dated 1-20-89; sheet A-3 dated 8-1-88; sheet A-4 dated 8-1-88 and sheet A-5 dated 8-1-88."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kerr Memorial U. M.,' as prepared by Charles C. Mitchell, P. E., consisting of 3 sheets, site plan dated received 5/4/04 and 2 sheets dated stamped received 2/4/04."

The purpose of the request is to allow the applicant to revise plans to show the expansion of the religious facility onto additional property to the west and to show an addition to the social hall.

- (2) SPECIAL EXCEPTION to permit an expansion of a religious facility onto additional property to the west.
- (3) Applicant is requesting to permit a religious facility on a site with 1.36 gross acres (2½ acres required) (29,000 sq. ft. [0.6657 acre] previously approved).
- (4) Applicant is requesting to to permit 8 buffer trees (19 required) and 50 shrubs (214 shrubs required) between dissimilar land uses.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #3 & #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 9, 10, 11 & 12, less the east ½ of Lot 9 of PERRINE SUBDIVISION, Plat book 8, Page 79.

LOCATION: 10066 West Indigo Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.36 Gross Acres

PRESENT ZONING: RU-2 (Two Family Residential)

APPLICANTS: TOMASINA & MAXIMO RIVAS

- (1) Applicant is requesting to permit a zero lot line residence setback 24.25' (25' required) from the front (north) property line.
- (2) Applicant is requesting to permit a zero lot line residence setback varying from 8.55' to 9.5' (10' required) from the interior side (west) property line.
- (3) Applicant is requesting to permit a utility shed setback 3' (5' required) from the interior side (east) property line and spaced 0' from the building (10' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 - #3 may be considered under §33-311(A)(15) (Alternative Site Development Option for Single-Family Zero Lot Line Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Proposed Addition for: Tammy Rivas," as prepared by Rey Regalado & Assoc. and dated 1/10/04. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 13, Block 29, OAK PARK, SECTION SEVEN, Plat book 128, Page 83.

LOCATION: 12648 S.W. 210 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60' x 80'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANTS: THOMAS & DELORES WARD

- (1) SPECIAL EXCEPTION to permit an expansion of a previously approved school onto additional property to the north.
- (2) UNUSUAL USE to permit the expansion of a previously approved day care center and kindergarten onto additional property to the north.
- (3) MODIFICATION OF Condition #2 of Resolution 4ZAB-266-80, passed and adopted by the Zoning Appeals Board and last modified by Resolution CZAB14-5-98 passed and adopted by Community Zoning Appeals Board #14 and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'The Children's Rainbow Day School, Inc.,' as prepared by Ford, Armenteros & Manucy, Inc., dated 6-3-97, consisting of 2 sheets, along with plans entitled 'Administration Building for The Children's Rainbow Day School,' as prepared by Allan Ira Bass, Architects, dated March, 1993, consisting of 6 sheets, for a total of 8 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Children's Rainbow Day School,' as prepared by Martin Diaz-Yabor & Assoc., consisting of 7 pages, dated stamped received April 20, 2004 and three pages prepared by Allan Ira Bass, Architect, dated March, 1993."

The purpose of the request is to permit the applicant to submit a revised site plan indicating additional buildings and recreational areas and showing the expansion onto additional property.

- (4) MODIFICATION of Condition #13 of Resolution 4ZAB-347-93 passed and adopted by the Zoning Appeals Board and further modified by CZAB14-5-98, passed and adopted by Community Zoning Appeals Board #14 and reading as follows:

FROM: "13. That the number of grades shall be from day nursery to sixth grade."

TO: "13. That the number of grades shall be from day nursery through eighth grade."

The purpose of the request is to allow the school to add the 7th and 8th grades to the previously approved school.

- (5) MODIFICATION of Condition #7 of Resolution 4ZAB-347-93, passed and adopted by the Zoning Appeals Board and reading as follows:

FROM: "7. That the use be approved for day care/kindergarten and elementary school and restricted to a maximum of 260 children."

TO: "7. That the use be approved for day care/kindergarten and elementary school and middle school through 8th grade and restricted to a maximum of 420 students."

The purpose of the request is to increase the number of children for the previously approved day care center and school.

CONTINUED ON PAGE TWO

APPLICANTS: THOMAS & DELORES WARD

PAGE TWO

- (6) Applicant is requesting to permit parking spaces within 25' of a right-of-way (not permitted).
- (7) Applicant is requesting to permit accessory building (workshop) to setback 15' (75' required from the front (north) property line.
- (8) Applicant is requesting to permit the school building to setback 31.22' (50' required) from the interior side (Southeast) property line.
- (9) Applicant is requesting to permit accessory uses (ball field, tennis court and workshop building) to be in front of the principal structure (not permitted).
- (10) Applicant is requesting to permit a 10' high fence around a tennis court that is within the front setback (6' high permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3-#5 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #6 - #10 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A", of THE CHILDREN'S RAINBOW DAY SCHOOL, Plat book 145, Page 47. TOGETHER WITH: Lots 1 & 2, Block "B", a portion of Block "A", a portion of Silver Palm Boulevard, a portion of the north loop (S.W. 126th Road), a portion S.W. 127th Road, SILVER PALM PARK, Plat book 25, Page 13, more particularly described as follows:
Begin at the most NW/ly corner of Tract "A" of the CHILDREN'S RAINBOW DAY SCHOOL, Plat book 145, Page 47; the next five following courses being along the boundary line of said Tract "A"; 1) thence N41°19'10"E for 189.78' to a Point of curvature of a circular curve to the right, concave to the south; 2) thence NE/ly, SE/ly along the arc of said curve, having a radius of 50' & a central angle of 90°0'0" for an arc distance of 78.54' to a Point of tangency; 3) thence S48°40'50"E for 475' to a Point of curvature of a circular curve to the right, concave to the Northwest; 4) thence SW/ly, along the arc of said curve, having a radius of 25' & a central angle of 90°0'0" for an arc distance of 39.27' to a Point of tangency; 5) thence N41°19'10"E for 120' to a Point of cusp of a circular curve to the right, concave to the north, having a radius of 25' & a central angle of 90°0'0", for an arc distance of 39.27' to a Point of tangency; thence N48°40'50"W, along the NE/ly Right-of-Way line of Silver Palm Boulevard for 200' to a Point of curvature of a circular curve to the right, concave to the east, having a radius of 25' and a central angle of 90°0'0", for an arc distance of 39.27' to a Point of tangency; thence N41°19'10"E, along the SE/ly Right-of-Way line of the north loop (S.W. 126th Road), for a

CONTINUED ON PAGE THREE

APPLICANTS: THOMAS & DELORES WARD

PAGE THREE

distance of 75' to the Northeast corner of Lot 9, Block 4 of said SILVER PALM PARK; thence N48°40'50"W, along the NW/ly projection of the NE/ly line of said Lot 9, for a distance of 82.98' to a point on the S/ly Right-of-Way line of S.W. 228 Street; thence S89°2'49"W, along said S/ly Right-of-Way line, for a distance of 436.44' to its intersection with the N/ly projection of the west line of Tract "A" of said CHILDREN'S RAINBOW DAY SCHOOL; thence S1°1'50"E for a distance of 157.23' to the Point of beginning. TOGETHER WITH: Lots 7, 8 & 9, Block 4, SILVER PALM PARK, Plat book 25, Page 13.

LOCATION: 22940 Old Dixie Highway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6.56 Acres

PRESENT ZONING: RU-1 (Single Family Residential)
GU (Interim)